



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, September 20, 2017 at 6:30 p.m.

Huntington Park City Hall
City Council Chambers
6550 Miles Avenue
Huntington Park, California 90255

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the City Clerk's Office either in person at 6550 Miles Avenue, Huntington Park, California or by telephone at (323) 584-6230. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

NOTE: Any person who has a question concerning any agenda item may contact the Community Development Department at (323) 584-6210. Materials related to an item on this agenda are available for inspection in the office of the Community Development Department at 6550 Miles Avenue, Huntington Park, California during the hours of 7:00 a.m. to 5:30 p.m., Monday through Thursday.

Assembly Bill No. 2674 amended several provisions of the Ralph M. Brown Act (Section 54950 et seq. of the Government Code) effective January 1, 1987. This bill prohibits the legislative body from taking any action on any item, which did not appear on the agenda, which was posted 24 hours prior to the Planning Commission meeting. If action is necessary on subject matter, which the public presents, the matter should be presented in writing to the Planning Division for placement on the agenda by Thursday noon prior to the next Planning Commission meeting.

CALL TO ORDER

ROLL CALL

Chair Vacant
Vice Chair Eduardo Carvajal
Commissioner Angelica Montes
Commissioner Luz Gomez
Commissioner Irving Pacheco

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

For both open and closed session each speaker will be limited to three minutes per Huntington Park Municipal Code Section 2-1.207. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from

one meeting to another. This is the only opportunity for public input except for scheduled public hearing items.

CONSENT ITEMS

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items prior to the time the Commission votes on the motion unless members of the Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for separate action.

1. Approval of Planning Commission Meeting Minutes:

- 1-1. Special Meeting of August 9, 2017;
- 1-2. Regular Meeting of August 16, 2017

REGULAR AGENDA

1. **(Continued from August 16, 2017) STUDY SESSION** – To consider a Zone Ordinance Amendment Relating to Charter School Development Standards

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Discuss the item under consideration and direct staff to prepare a Zone Ordinance Amendment for Planning Commission consideration.

PUBLIC HEARING

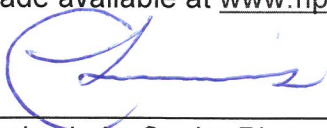
STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to a Regular Meeting on Wednesday, October 18, 2017 at 6:30 p.m.

I, Carlos Luis, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at City of Huntington Park City Hall and made available at www.hpca.gov on the 14th of September 2017.



Carlos Luis, Senior Planner



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Special Meeting
Wednesday, August 9, 2017 at 6:30 p.m.

Huntington Park City Hall
City Council Chambers
6550 Miles Avenue
Huntington Park, California 90255

Chair Martinez called the meeting to order at 6:30 p.m. PRESENT: Commissioner(s): Angelica Montes, Luz Gomez, Irving Pacheco, and Chair Efren Martinez. ABSENT: Commissioner(s): Vice Chair Eduardo Carvajal.

STAFF PRESENT: Senior Planner Carlos Luis, Assistant Planner Rodrigo Pelayo, Assistant City Attorney Noel Tapia and Recording Secretary/City Clerk Donna Schwartz.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Commissioner Pacheco.

PUBLIC COMMENT- None

CONSENT ITEMS

Motion: Commissioner Pacheco motion to approve consent items, seconded by Commissioner Gomez. Motion passed 4-0-1, by the following vote:

ROLL CALL:

AYES: Commissioner(s): Montes, Gomez, Pacheco, and Chair Martinez
NOES: Commissioner(s): None
ABSENT: Commissioner(s): Vice Chair Carvajal

1. Approved Planning Commission Meeting Minutes:

- 1-1.** Regular Meeting of May 17, 2017.
- 1-2.** Regular Meeting of June 21, 2017.
- 1-3.** Regular Meeting of July 19, 2017.

PUBLIC HEARING

- 1. A request to consider the modification of Conditional Use Permit Case No.1459 allowing the operation of a cocktail lounge to continue; or revoke**

Conditional Use Permit No. 1459 in connection with property located at 3256 Gage Avenue, within the Commercial General (CG) Zone.

Senior Planner Carlo Luis presented the item and introduced Assistant Planner Rodrigo Pelayo who provided a PowerPoint presentation.

Chair Martinez opened the item up for public comment.

Assistant Planner Pelayo announced that Ms. Martinez, the proposed applicant, by email, requested to withdraw her application but that the existing applicant was in attendance.

PUBLIC COMMENT

1. Javier Gonzalez, existing applicant, noted his intention was to clean-up the establishment and parking lot when he was approached by Ms. Martinez requesting to purchase the business, which he gave a temporary approval and that Ms. Martinez had operated the establishment during the temporary approval and against the current conditions.

Lengthy discussion between the Commissioners and the current applicant ensued regarding the operations, violation of conditions, complaints, and call logs on the establishment while under the operation of both Mr. Gonzalez and Ms. Martinez.

2. Sergio Alvarado, adjacent business owner, spoke in opposition to the establishment, voicing concern with what occurs outside the establishment after hours and how it effects the surrounding residents and is opposed to any approval.
3. Angel Arandia, resident, asked why he or the surrounding residents hadn't received notice of tonight's meeting and spoke in opposition to the establishment.

Staff explained the State of California requirements for noticing is within a 300-foot range of the establishment and that he's resident and the others are not within the range. Staff explained public notices were posted at City Hall and on the City's website.

- 4-7. Maria Navarro, Nora Lopez, Luis Martinez, Eddie Roberto Lopez, all spoke in opposition to the establishment.

Chair Martinez closed public comment.

Representative from the police department added additional information regarding the negative impact of the establishment and many issues they have with the business that they are ongoing and that the problems continue to persist.

Chair Martinez stated this has been an ongoing issue and is concerned with the many issues, the City has to take care of the residents and that the CUPs are the responsibility of the owner(s).

Assistant City Attorney Tapia explained that the CUPs run with the land and reiterated that the owner of the property is responsible.

Motion: Chair Martinez motion to approve the revocation of the CUP Case No. 1459, seconded by Commissioner Montes. Motion passed 4-0-1, by the following vote:

ROLL CALL:

AYES:	Commissioner(s):	Montes, Gomez, Pacheco, and Chair Martinez
NOES:	Commissioner(s):	None
ABSENT:	Commissioner(s):	Vice Chair Carvajal

Chair Martinez announced the 15-day appeal period.

- A request for a Conditional Use Permit to allow an ice manufacturing facility and a Development Permit for a proposed tenant improvement consisting of a change in use from an existing warehouse to an ice manufacturing facility; and an existing residential use to commercial offices for property located at 2309-2315 Randolph Street, within the Manufacturing Planned Development (MPD) Zone.**

Senior Planner Carlo Luis presented the item and introduced Assistant Planner Rodrigo Pelayo who provided a PowerPoint presentation, noted they will not be working 24 hours, that the hours of operation will be Monday through Saturday 7 a.m. to 8 p.m. Mr. Pelayo also informed the Commission that per City ordinance, for manufacturing, the decibels level is at 65.

Chair Martinez opened the item up for public comment.

PUBLIC COMMENT

- Leonardo Corona, contractor, provided the Planning Commission with information regarding the sound, showed a poster and proceeded with explaining the decibels of the machines, they are under 65 decibels and how it won't impact the surrounding residents and thanked city staff for all their support

Chair Martinez disclosed that he had visited the site.

Chair Martinez closed public comment.

Chair Martinez reiterated his concern with the noise and wants to add to the CUP to follows city's current requirement regarding noise, not to exceed 65 decibels, after 8 p.m.

Chair Martinez reopened public comment.

PUBLIC COMMENT

1. Leonardo Corona, contractor, clarified that the business is industrial and not commercial so the decibels are within the required range.

Assistant City Attorney Tapia stated that the Planning Commission can add conditions that's unique to that community to allow this use, you can choose not to grant the CUP or make it more restrictive to conditions of approval.

Chair Martinez closed public comment.

Chair Martinez reopened public comment.

PUBLIC COMMENT

1. Leonardo Corona, contractor, explained that the decibels will not affect the residents during the working hours but if there's an emergency we need to be able to supply ice 24/7.

Senior Planner Luis informed the Commission that the City hasn't required the operation to end at 8 p.m., based on the last meeting there were concerned with 24-hour operation, after information provided, applicant presented an 8'Oclock p.m. cut-off operation time, after staff reviewed they found it reasonable for this type of operation. With regard to decibel level, your welcome to propose the 70 decibel level, which all the machines are below that level or take the more restrictive route, and set it at 65, which is consistent with a decibel level of a residential neighborhood.

Chair Martinez closed public comment.

Motion: Commissioner Pacheco motioned to adopt PC Resolution No. 2017-03, approving a Conditional Use Permit and Development Permit with an additional condition of approval that no noise shall exceed 65 decibels as measured by nearest residence in connection with property located at 2309-2315 Randolph Street, within the Manufacturing Planned Development (MPD) Zone, seconded by Commissioner Gomez. Motion passed 4-0-1, by the following vote:

ROLL CALL:

AYES: Commissioner(s): Montes, Gomez, Pacheco, and Chair Martinez

NOES: Commissioner(s): None
ABSENT: Commissioner(s): Vice Chair Carvajal

STAFF COMMENTS

Senior Planner Carlos Luis, announced an Annual Planning Conference, Statewide Conference scheduled for September 23-26, 2017, in Sacramento, California.

PLANNING COMMISSION COMMENTS

Commissioner Montes, thanked staff for all their detailed research and support.

Commissioner Pacheco, thanked staff for their due diligence, and working with the business owner through the process.

Commissioner Gomez, thanked staff for providing all the information.

Chair Martinez, thanked he's colleagues and wished all a good night.

ADJOURNMENT

At 8:39 p.m. Chair Martinez adjourned the City of Huntington Park Planning Commission to the Regular Meeting on Wednesday, August 16, 2017 at 6:30 p.m.

Respectfully submitted,

Donna G. Schwartz
Recording Secretary/City Clerk



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, August 16, 2017 at 6:30 p.m.

Huntington Park City Hall
City Council Chambers
6550 Miles Avenue
Huntington Park, California 90255

Vice Chair Carvajal called the meeting to order at 6:30 p.m. PRESENT: Commissioner(s): Angelica Montes, Luz Gomez, Irving Pacheco, (VACANCY) and Vice Chair Eduardo Carvajal.

STAFF PRESENT: Senior Planner Carlos Luis, Assistant Planner Rodrigo Pelayo, Assistant City Attorney Noel Tapia and Recording Secretary/City Clerk Donna Schwartz.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Commissioner Pacheco.

PUBLIC COMMENT- None

CONSENT ITEMS

Motion: Commissioner Montes motion to approve consent items, seconded by Commissioner Gomez. Motion passed 4-0, by the following vote:

ROLL CALL:

AYES: Commissioner(s): Montes, Gomez, Pacheco, and
Vice Chair Carvajal
NOES: Commissioner(s): None

1. Adopted Resolution of the Planning Commission of the City of Huntington Park, State of California, revoking a Conditional Use Permit in connection with real property located at 3256 Gage Avenue, Huntington Park, California.

REGULAR AGENDA

1. **STUDY SESSION** – To consider a Zone Ordinance Amendment Relating to Charter School Development Standards

Senior Planner Luis explained the reason for the study session, provided a PowerPoint presentation and answered questions by the Commission.

Discussion followed with questions regarding the zone ordinance.

Motion: Vice Chair Carvajal directed staff to bring back the study session so that the commission could review and send recommendations to staff, seconded by Commissioner Pacheco, Motion passed by one motion.

STAFF COMMENTS

Assistant City Attorney Tapia updated the Commission on the history that lead up to the study session regarding Charter Schools and what the city is doing here to comply with requirements.

Senior Planner Luis announced the temporary absents of Chair Martinez and asked Vice Chair Carvajal if he wanted to reorg the commission or stay seated as the Vice Chair with no Chair. Vice Chair Carvajal chose to remain the Vice Chair and keep the Commission as is.

PLANNING COMMISSION COMMENTS

Commissioner Gomez, nothing to report.

Commissioner Montes, thanked staff for all their support.

Commissioner Pacheco, thanked staff for all the hard work, noted the City's State of Address on Saturday, was a success and noted tonight's agenda items.

Vice Chair Carvajal, thanked staff and his colleagues, reiterated tonight's agenda item, apologized for his absents from last meeting and thanked staff and his colleagues for giving him the opportunity to run tonight's meeting.

ADJOURNMENT

At 7:30 p.m. Vice Chair Carvajal adjourned the City of Huntington Park Planning Commission to a Regular Meeting on Wednesday, September 20, 2017 at 6:30 p.m.

Respectfully submitted,

Donna G. Schwartz
Recording Secretary/City Clerk



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: September 20, 2017

TO: Honorable Chairperson and Members of the Planning Commission

ATTENTION: Sergio Infanzon, Director of Community Development

FROM: Carlos Luis, Senior Planner

SUBJECT: Study Session to Consider a Zone Ordinance Amendment Relating to Charter School Development Standards (Continue from August 16, 2017)

RECOMMENDATION: Consider, provide input, and direct Staff to prepare Zone Ordinance Amendments for Planning Commission consideration.

BACKGROUND:

- ***Study Session***

Municipal Codes, over time, require amendments as a result of changes to Federal and State Law, advancements in technology, or changes in land use trends. Typically, the first step in the amendment process is to hold a study session with the City's Planning Commission.

This Study Session will initiate the amendment process by allowing the Planning Commission to provide input and direction on specific criteria or development standards necessary to mitigate the issues of concern raised by charter schools.

On September 6, 2016, the City Council adopted a 45-day urgency ordinance establishing a temporary moratorium on the establishment and operation of charter schools within the City.

Subsequently, on October 18, 2016, the City Council adopted a 10-month 15-day time extension of the moratorium.

PLANNING COMMISSION AGENDA REPORT

Study Session – Zone Ordinance Amendment Charter Schools

September 20, 2017

Page 2 of 5

DISCUSSION:

- ***Current Code***

According to the Huntington Park Municipal Code (HPMC), schools are defined as either public or private institutions of learning for minors that offer instruction in those courses of study required by the California Education Code, or which is maintained in compliance with the standards set by the State Board of Education. Examples include nursery school, kindergarten, elementary school, junior high school, senior high school or any special institution of education. Based on the definition, the City has determined that Charter Schools fall within this definition.

Private schools are conditionally permitted in the Residential Medium (R-M), Residential High (R-H), Commercial Professional (C-P), Commercial Neighborhood (C-N), and Commercial General (C-G) zones.

- ***Issues of Concern***

The City has experienced issues that have raised concerns resulting from existing and recently approved charter schools. The issues included:

1. Defining charter schools,
2. Permitted Zones,
3. Development Standards - proximity to other educational institutions, traffic/circulation, parking, and open space requirements.

The HPMC currently does not have specific development standards that address the issues of concern.

- ***Definitions/Classifications***

One option to consider is to specifically include charter schools into the existing definition of “schools.” Currently, the code does not clearly include “charter schools.” Another option to consider is to create new definitions or classifications for educational institutions. For example, creating an umbrella classification for educational institutions and breaking the educational institutions into two classifications: 1) High Intensity and 2) Low Intensity. Examples of high intensity educational institutions would include trade, vocational, business, certification, martial arts

PLANNING COMMISSION AGENDA REPORT

Study Session – Zone Ordinance Amendment Charter Schools

September 20, 2017

Page 3 of 5

dance, schools or etc. Examples of low intensity schools would include private or public schools providing K-12 educations, charter schools, etc. If the direction is to create two classifications, requirements for both will need to be created. For the purposes of this Study Session, the focus will be on charter schools; however, when the complete Zone Ordinance Amend is proposed, language will be included for the both classifications.

- ***Permitted Zones***

As noted, the City conditionally permits charter schools within the Residential Medium (R-M), Residential High (R-H), Commercial Professional (C-P), Commercial Neighborhood (C-N), and Commercial General (C-G) zones. As part of the Study Session, the City may consider to continue to allow charter schools in the zones noted above. Alternatively, the City could consider modifying the zones in which charter schools are conditionally permitted. For example, the City could conditionally allow them in the residential zones and prohibit them in the commercial zones or vice versa.

- ***Development Standards***

- ***Off-Street Parking and Circulation***

Off-street parking requirements for charter schools is not specifically provided by the HPMC. Historically, the City has utilized the parking ratio of one space for each 10 children the facility is licensed to serve. This off-street parking requirement pertains to nurseries, pre-schools, and day cares.

Utilizing the parking requirement for nurseries, pre-schools, and day cares has raised concerns. Specifically, whether the application of this standard is providing sufficient parking to meet the demands of a charter school. Recently, the City has experienced substantial parking issues with recent charter school developments. The issue has been that charter school parking demand has exceed capacity. As a result, vehicle parking has spilled onto neighboring streets. The overflow has exacerbated the City's on-street parking conditions.

PLANNING COMMISSION AGENDA REPORT

Study Session – Zone Ordinance Amendment Charter Schools

September 20, 2017

Page 4 of 5

By creating a specific off-street parking development standard for charter schools and similar uses, the City can attempt to prevent problems associated with overflow parking spilling onto adjacent streets. For example, the City may consider establishing an off-street parking of one parking space for every three students plus one parking space for every teacher and faculty member. For a hypothetical school consisting of 400 students and 30 facility members, a total of 134 spaces would be required for the students and 30 spaces for the facility. The grand total would be 164 spaces. By providing this standard of parking, it is also conceivable that sufficient parking will be provided for typical school operations and for special events held throughout the year such as back to school night, open house, and seasonal performances. It is worth noting that the Commission may direct staff to explore an alternative parking requirement.

On-site circulation has also raised concerns. Specifically, during peak hours in the morning and afternoon, charter schools have experienced high volume of vehicles dropping off and picking up students. This has contributed to long vehicle cuing lines that spill onto the neighboring streets. The spillover has caused heavy congestion. Other issues created by heavy vehicular traffic include, double parking, student drop off occurring in the middle of the street, etc. By requiring specific designated drop off and pick up areas with adequate vehicular cuing, the negative impacts to City streets can be reduced.

➤ ***Distance Requirements***

The siting of charter schools adjacent to existing schools has also raised concerns and contributed to the parking and circulation problems. The demand imposed on City streets often times is exceeded due to the high concentration of vehicles at one given time (i.e. school start time and end time). When schools start and end roughly around the same time, the streets are flooded with vehicles.

In order to alleviate the demand on City streets, the City can consider requiring a distance separation requirement. An example could be to require a minimum of a 1,000 foot distance separation between schools. This would prevent schools from locating next to each other or within close

PLANNING COMMISSION AGENDA REPORT

Study Session – Zone Ordinance Amendment Charter Schools

September 20, 2017

Page 5 of 5

proximity (i.e. across the street). The distance requirement can be eliminated or modified and is open for discussion.

➤ *Open Space Requirements*

Schools operated by the Los Angeles Unified School District in the City provide open space for their students. These spaces consist of playgrounds, sports fields, outdoor lunch areas, and in some instances as indoor gym facilities. The purpose of the open space is to provide students with areas for recreation and physical activity.

Currently, the HPMC does not have a requirement for charter schools to provide open space. One way of requiring open space is to propose a ratio of open space to number of student enrollment. For instance, the City could require a minimum of 50 square feet of open space per student enrolled. As an example, a charter school with the enrollment of 400 students would require a total of 20,000 square feet of open space would be required. The requirement is open for discussion and can be modified as deemed necessary.

CONCLUSION:

The issues discussed in this report are utilized as a starting point. The Planning Commission may request that additional items be included as part of the Zone Ordinance Amendment. Comments, suggestions, or recommendations raised during the study session process will be incorporated into the proposed Zoning Ordinance Amendments and will be brought back for Planning Commission consideration.